

FEE \$ Pd w/ SPR

BLDG PERMIT NO. 561160

PLANNING CLEARANCE

TCP #1464.00 (site plan review, multi-family development, non-residential development)

rainage #753.22 Grand Junction Community Development Department

V TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2384 Leland Ave. TAX SCHEDULE NO. 2945-054-01-006

SUBDIVISION Johnstons SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6000

FILING BLK LOT 12 SQ. FT. OF EXISTING BLDG(S) 2000

(1) OWNER Quentin or Mary E Spendrup NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 502 Vista Grande RD

(1) TELEPHONE (970)245-9124 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 CONSTRUCTION

(2) APPLICANT Quentin or Mary E Spendrup USE OF ALL EXISTING BLDGS light manufacturing

(2) ADDRESS 502 Vista Grande Rd DESCRIPTION OF WORK & INTENDED USE: light duty manufacturing and storage for existing business

(2) TELEPHONE (970)245-9124

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 Landscaping / Screening Required: YES NO

SETBACKS: Front 0' from Property Line (PL) or 15' from center of ROW, whichever is greater Parking Req'mt Per Plan

Side 20' from PL Rear 0' from PL Special Conditions: see file #SPR 95-171

Maximum Height 40'

Maximum coverage of lot by structures CENSUS TRACT 9 TRAFFIC ZONE 6

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Mary E Spendrup Date 3/26/96

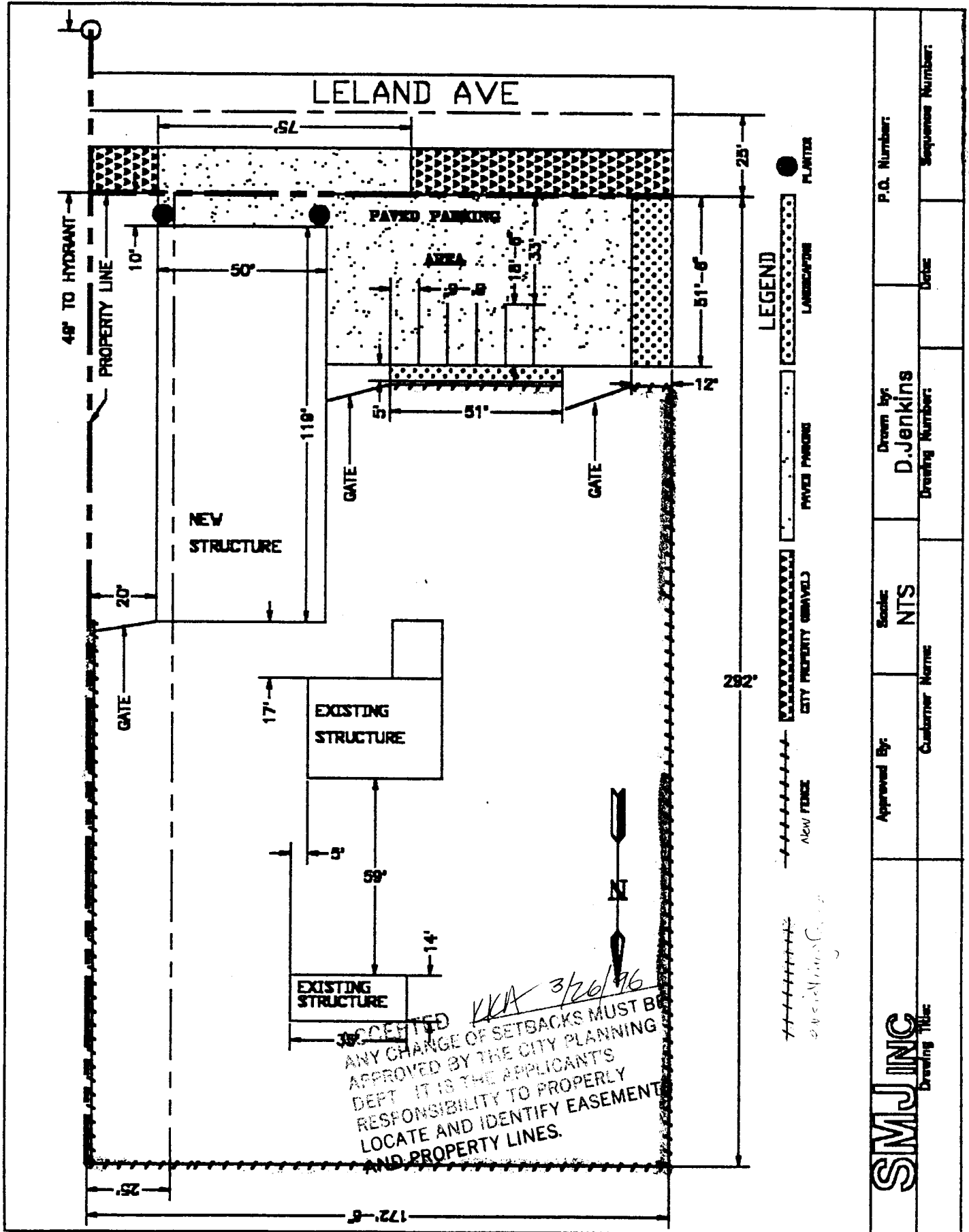
Department Approval Quentin L McWeh Date 3/26/96

Additional water and/or sewer tap fee(s) are required: YES On Septic #10 Septic is OK still this bldg not putting in sewer. Date 3-26-96

Utility Accounting OR

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *VKA 3/26/96*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.

SMJ INC
 Drawing Title

Approved By: _____
 Customer Name: _____

Scale: **NTS**

Drawn by: **D. Jenkins**
 Drawing Number: _____

P.O. Number: _____
 Date: _____
 Sequence Number: _____